

Certificate of Ownership and General Dedication.

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s)
Name Printed: _____
Signature: _____
Name Printed: _____
Signature: _____
Name Printed: _____
Signature: _____
Name Printed: _____
Signature: _____
Date: _____

In unincorporated areas of Knox County where public sanitary sewers are not available, as determined by the appropriate Utility Agency, and subsurface sewage disposal will be used.

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.
Knox County Health
Department _____
Date: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: _____
Signed: _____ Date: _____

Knox County Trustee: _____
Signed: _____ Date: _____

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map _____
Date: _____

By _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____
Date: _____

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the 14TH day of NOVEMBER, 2019, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____
Date: _____

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category ____ survey and the ratio of precision of the unadjusted survey is not less than 1:____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

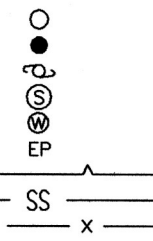
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

RODGERS ROAD
&
CLEMENT ROAD



LEGEND:

IRON PIN AND CAP SET
IRON PIN FOUND
UTILITY POLE
MANHOLE
WATER METER
EDGE PAVEMENT
OVERHEAD UTILITIES
SEWER LINE
FENCE



LINE	BEARING	DISTANCE
L1	S 53°03'45" E	27.59'
L2	S 37°12'35" W	25.00'
L3	N 52°47'25" W	25.00'

DAVID L. KEEYS, JR.
INST#200907080002114

RONALD A. AND KATHY ANN
KEYS
INST#201603040051180

DAVID AND LINDA
KEYS
INST#200112270051823

EXISTING
25' ACCESS
EASEMENT
AND PROPOSED
PERMANENT EASEMENT
26,416.5 S.F.

KENNIS H. DAVIS AND
MARY LOUISE DAVIS
DEED BOOK 939, PAGE 25

RONALD A. AND KATHY ANN
KEYS
INST#201603040051180

THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, AT ITS NOVEMBER 14, 2019 MEETING APPROVED THE FOLLOWING VARIANCES:

1. TO REDUCE THE REQUIRED WIDTH OF THE PROPOSED JOINT PERMANENT EASEMENT FROM 40' TO 25'.
2. TO APPROVE THE PROPOSED JOINT PERMANENT EASEMENT IN IT'S EXISTING CONDITION.

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

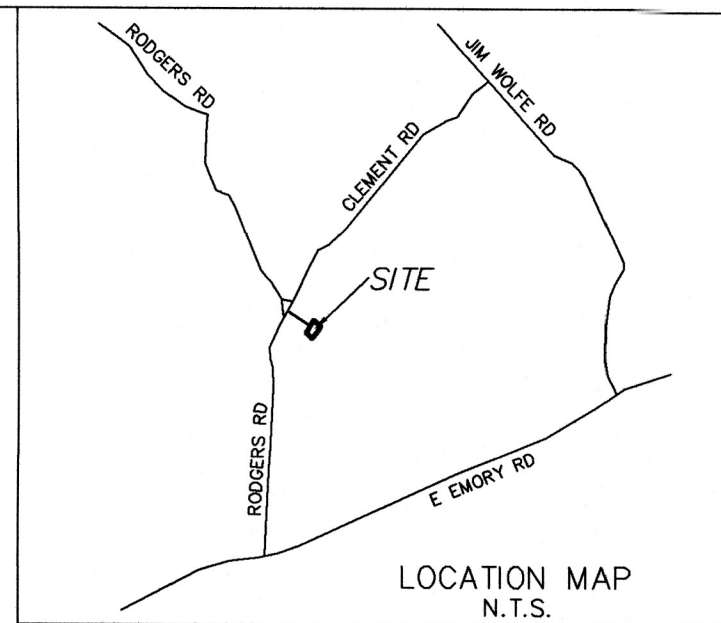
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the ____ day of _____, 20____.

Registered Land Surveyor

Tennessee License No. _____
Date: _____

CLOSURE COMPLETED
DATE 10/8 By JReed

11-SA-19-F
Closure



NOTES:

1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THE SURVEY.
2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH WERE VISIBLE FROM THE SURFACE.
3. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
4. UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
5. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
6. DECLARATION OF EASEMENT FOR THE EXISTING 25' ACCESS EASEMENT RECORDED AS INST#199911120035853.
7. THIS PROPERTY CONTAINS 2.92 ACRES INTO TWO LOTS.
8. THIS PROPERTY WAS PREVIOUSLY PLATTED AS "SURVEY FOR WILMA F. KUHLE" RECORDED AS INST#199911150037202.
9. JOINT PERMANENT EASEMENT RECORDED AS INXT#XXXXXXXXXXXXXXXXXX.
10. EXCLUSIVE PERMANENT 25' ACCESS EASEMENT RECORDED AS INST#XXXXXXXXXXXXXXXXXX.



DAVID AND LINDA
KEYS
INST#200112270051823

FINAL PLAT
FOR
RESUBDIVISION OF
SURVEY FOR WILMA F. KUHLE

LOCATION: TAX I.D. # 014 04209

8TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

DEED REF: INST#199911230039358

PLAT BOOK: INST#199911150037202

DATE: 09/23/19 SCALE 1"=100'

ACRE by ACRE SURVEYING

P.O. BOX 18435
KNOXVILLE, TN. 37928-2435
PHONE (865) 686-0696
EMAIL sumstead@bellsouth.net

DRAWING # 19121